



**CITY OF YACHATS
PLANNING WORK SESSION & REGULAR
COMMISSION**

DRAFT MEETING SUMMARY MINUTES

City Hall, 441 Hwy 101 N, OR 97498

Tuesday, August 19, 2025

WORK SESSION

- I. Planning Work Session Commission Meeting 2:00 pm**
- II. Call to Order**
- III. Roll Call**

Committee Members	P/A
Marc Sakamoto, Chair	P
Craig Hogan	P
Loren Dickinson	P
Mary Aebi, Vice Chair	P
Jolene Gosselin	P

Staff Members	
Bobbi Price, City Manager	Neal Morphis, City Clerk
Dan Fleishman, OCWCOG, Planner (Zoom)	Katherine Guenther, Planner

Work Session

- I. Oregon Noxious Weeds** - Ron Simons provided an update on the invasive plants ordinance, coordinated with Parks and Commons. A sample ordinance was drafted by Craig Birdie based on the prior version, with revisions planned to update the invasive plant list and improve its presentation. A discussion was held on whether to include the plant list within the ordinance or as a separate attachment. Consensus favored keeping it separate for easier updates and accessibility for homeowners. Chair Sakamoto will schedule the revised ordinance for the next agenda.
- II. ADU Code Discussion** - Vice Chair Aebi presented research on parking requirements and incentives for Accessory Dwelling Units (ADUs). She

noted that smaller cities (under 2,500 population) are exempt from some state mandates, allowing more flexibility. Portland offers property tax breaks, though compliance with local regulations is still required. Florence’s former program waiving service charges was briefly successful but later discontinued.

- III. Planner Dan Fleishman recommended reducing, rather than waiving, System Development Charges (SDCs) for ADUs, noting their smaller infrastructure impact compared to standard homes. The Commission discussed balancing regulatory requirements with incentives to encourage ADU development

Regular Session

- I. **Announcements and Correspondence - None**
- II. **Citizens’ Concerns**
- IV. **Public Hearings**

- a. 3-VAR-PC-25 FLETCHER - The Commission held a public hearing on Jonathan Fletcher’s request for a variance to reduce side and rear setbacks in Quiet Water. Staff presented findings, and testimony was received. The Commission found the request met approval criteria. Staff presented the report and recommendation, and public testimony was received. After discussion, the Commission determined the application met the requirements for granting a variance.

Motion:	Commissioner Gosselin moved to approve the variance with conditions, including extending the approval period to two years due to FEMA permitting and Quiet Water Design Review requirements. Seconded by Commissioner Hogan.			
Moved:	Hogan			
Ayes:	Gosselin, Hogan, Aebi, and Sakamoto	Nays: 0	Absent: 0	Abstained: 1
Passed:	4/0/1			

- b. Ornelas Partition Final Plat – The Commission reviewed the final plat for the Cornelius Partition. Staff confirmed that a public hearing had already been held and approval granted in the prior month, so this step was an administrative action.

The Commission reviewed the final plat for the Cornelius Partition, previously approved in a public hearing. This was an administrative action. Ownership was clarified as the *Michael Ornelis Trust*, with *Michael Ornelis as Trustee and applicant*.

The utility easement was shown as five feet; however, the electric utility now requires ten feet. Approval was conditioned to allow adjustment of the easement width. The final plat may be signed no earlier than September 2, after the required 11-day waiting period.

Motion:	Motion: Approve the Ornelas final plat with conditions: <ul style="list-style-type: none"> 1. Owner identified as <i>Michael Ornelis Trust</i>. 2. Applicant identified as <i>Michael Ornelis, Trustee</i>. 3. Underground utility easement may exceed five feet as shown 			
Ayes:	Gosselin, Hogan, Aebi, Dickinson, and Sakamoto	Nays:0	Absent: 0	Abstained:0
Passed:	5/0			

V. Reports

- a. Meeting Summary - No changes
- b. Issues List Link - Item 1 is closed.

Adjourn City Council Meeting 4:51 pm
Minutes prepared by Kimmie Jackson, Recorder